126.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,074,600 / 1,074,600
					USE VALUE:	1,074,600 / 1,074,600
					ASSESSED:	1,074,600 / 1,074,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRIKOLIDIS CHRISTOS TR
Owner 2:	CHRISTOS FAMILY TRUST
Owner 3:	
Street 1:	6 LOCKELAND AVENUE UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TRIKOLIDIS CHRISTOS TR -
Owner 2:	TR OF TRIKOLIDIS FAMILY TR -
Street 1:	90 VARNUM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,464 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2970 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7464.000	490,400	4,700	579,500	1,074,600
Total Card	0.171	490,400	4,700	579,500	1,074,600
Total Parcel	0.171	490,400	4,700	579,500	1,074,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.88 | /Parcel: 361.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	80904
GIS Ref	
GIS Ref	
Insp Date	01/05/18

!9741!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	490,500	4700	7,464.	579,500	1,074,700	1,074,700	Year End Roll	12/18/2019
2019	104	FV	380,700	4700	7,464.	611,700	997,100	997,100	Year End Roll	1/3/2019
2018	104	FV	381,600	4700	7,464.	450,700	837,000	837,000	Year End Roll	12/20/2017
2017	104	FV	357,800	4700	7,464.	431,400	793,900	793,900	Year End Roll	1/3/2017
2016	104	FV	357,800	4700	7,464.	399,200	761,700	761,700	Year End	1/4/2016
2015	104	FV	318,700	4700	7,464.	334,800	658,200	658,200	Year End Roll	12/11/2014
2014	104	FV	318,700	4700	7,464.	327,100	650,500	650,500	Year End Roll	12/16/2013
2013	104	FV	331,600	4700	7,464.	311,700	648,000	648,000		12/13/2012

PRINT

Date	Time
12/11/20	00:10:07

LAST REV

Date	Time
03/21/18	09:34:21
apro	
9741	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRIKOLIDIS CHRI	1315-127		2/21/2006	Family	100	No	No		
	1007-171		12/1/1985		260,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2018	Inspected	PH	Patrick H
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/18/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
7/31/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	80904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7464		Sq. Ft.	Site		0	90.	0.86	10									579,527						579,500	

Total AC/HA: 0.17135 | Total SF/SM: 7464 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 579,527 | Spl Credit | Total: 579,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04179096
Const Adj.:	0.98990101
Adj $ / SQ:	175.316
Other Features:	114500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701336
Depreciation:	210962
Depreciated Total:	490374

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12			BRs: 4				Baths: 1		HB		

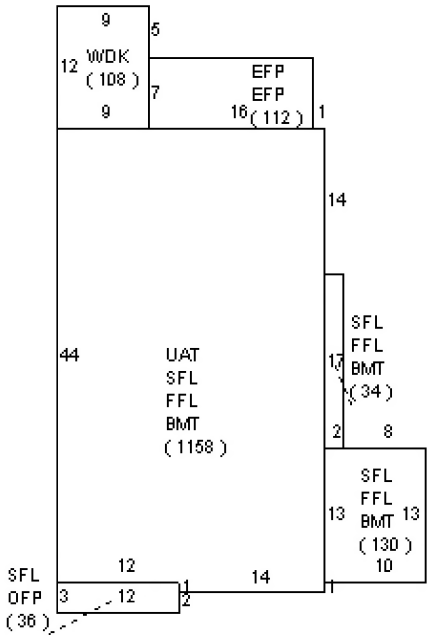
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,358	175.320	238,079
BMT	Basement	1,322	52.590	69,530
FFL	First Floor	1,322	175.320	231,768
UAT	Upper Attic	290	122.720	35,528
EFP	Enclos Porch	224	38.980	8,732
WDK	Deck	108	15.110	1,631
OFP	Open Porch	36	43.560	1,568
	Net Sketched Area:	4,660	Total:	586,836
Size Ad	2680	Gross Are	5528	FinArea 2970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.32
Special Features:	0	Val/Su Net:	105.24
Final Total:	490400	Val/Su SzAd	182.99

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1925	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700